

**BUILDING DEPARTMENT
(847) 395-9462
FAX: (847) 395-9482**

WOOD DECK CONSTRUCTION

Contact J.U.L.I.E. (1-800-892-0123) for locates.

Below you will find a summary of code requirements for building decks within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing and constructing your deck. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

GENERAL REQUIREMENTS

- Decks with roof structures and screen rooms attached to the house must refer to the room addition handout and requirements.
- Piers shall be a minimum of 8" in diameter and 42" below grade.
- Decks shall be designed to a minimum live load of 40 lbs. Per square foot, balconies at 60 lbs.
- Piers are required for the support of all stairs over 30 inches (4 risers)
- Remove all vegetation below your deck. Install a landscape fabric or similar material and cover with a minimum 2" of gravel.
- Posts shall be anchored to the concrete piers with approved galvanized metal anchors.
- Pre-cast concrete pads on grade for deck support are not permitted.
- Provide a concrete pad at the base of the deck stairs that extends out 36" from the bottom riser.

Submit the following specifications and details on a plan

- Guardrails shall have a minimum height of 36" at 18" above grade, and a minimum of height of 42" if 30" or more above grade. If less than 18" above grade, railings are not required, but if installed, railings must be a minimum of 36" in height.
- Handrails are required on all stairs with 3 or more risers, and shall be 34" – 38" in height.
- Stairs are required to be a minimum of 36" wide with 3 stringers. Stairs in excess of 36" in width shall have an additional stringer for each 36" in width or part thereof.
- Stair treads shall be a minimum of 10" deep.
- Stair risers shall have a maximum height of 7 ¾".
- Indicate the location and depth of the piers
- Stair tread and riser measurements must be consistent throughout the run of the stair.
- Stair locations shall be indicated on the plans in their exact locations.

- The deck ledger shall be attached to the house with a minimum 3/8 inch through or Lag bolts, two at each end and at a maximum 24-inches o.c. staggered. Install flashing and caulk to weatherproof the ledger.
- Beams must be fastened to the posts with a minimum of a 3/8" through bolt or an approved galvanized post anchor.
- Joist hangers shall be installed at all locations where joists exceed 24" in length where the joists butt into headers, beams or ledgers. Install with approved nails only.
- All guard rail posts shall be bolted to the deck framing with minimum 1/2" threaded through bolts.
- Decks 48" or greater above grade require diagonal bracing at least 30" in length at all posts.
- Guardrails are required on all surfaces 18" or more above the adjacent surface below the deck. This includes stairs and seats on decks.
- Guardrails designed with a ladder affect are not permitted.
- Decks may be cantilevered a maximum of 24-inches. Cantilevers exceeding 24-inches shall require a structural design signed and sealed by a design professional.
- Framing and decking material is to be pressure treated or of decay resistant material
- Bridging is required when joist spans are greater than 8' between support beams
- Notching, cutting, drilling or altering joists, beams and supports is strictly controlled by the Code. If you have any questions, please call the Plans Examiner (847-395-9462) for further information
- Headers and adjacent framing shall be doubled and properly attached together.
- Please include your deck's height above grade on all plans.
- Include a plan view of all front, rear and/or side elevations. Include a detail indicating the method of attaching the deck to the house.
- The plans shall indicate all electrical lines, meter locations, pedestals, windows/window wells, exhaust vents or items located within the construction area. The Village of Antioch is not responsible for relocation of any utilities. This is the sole responsibility of the home owner.
- Spacing of balusters shall not allow passage of a 4-inch diameter sphere.

WHERE CAN MY DECK BE LOCATED?

- Decks shall not extend beyond side building lines.
- Decks shall not be located with 25' of the rear lot line
- Decks shall not be located in any easement

ITEMS TO SUBMIT WITH APPLICATION

- Completed Application for Building Permit
- Four copies of the certified Plat of Survey with the proposed location of the deck and stairs drawn to scale with dimensions. Indicate the side and rear set backs.
- Four sets of plans drawn to scale with dimensions, elevations, and details of the deck construction: size, reinforcement and materials. Include an elevation showing the finished grade.
- Homeowner's Association Review Letter if applicable.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

WHAT INSPECTIONS ARE REQUIRED?

1. Post Holes - after pier holes are excavated, and before pouring concrete
2. Framing - after framework is complete – prior to installation of decking materials
3. Completion inspection

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER _____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor’s Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date